

WARRANTY DEED
Statutory Short Form
013186TRANSFER
TAX
PAID

72-58

We, **TODD PATRICK VIOLETTE** and **LISA ANN VIOLETTE** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **PAUL A. LEVESQUE** of 25 Pinewood Drive, Marion, Massachusetts 02738, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being Lot No. 1 on Ashley Terrace (the metes and bounds as shown on said Plan which related to the above described Lot are incorporated herein by reference), all as shown on a Final Subdivision Plan of Property of Reginald E. & Dollis H. Bizier, Upper Main Street, Waterville, Maine, as surveyed by K & K Land Surveyors, Inc., Oakland, Maine, which Plan is recorded in the Kennebec County Registry of Deeds in Plan File No. E-87032 and as approved by the City of Waterville Planning Board on February 23, 1987.

This conveyance is made subject to the following restrictions which shall be binding upon the said grantee and all persons and others claiming or holding under or through said grantee and said restrictions shall be deemed as covenants running with the title of said land, viz:

1. That no house for more than one family shall be built upon said lot and that no dwelling house costing less than \$75,000.00, exclusive of landscaping and other improvements, shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages, but excluding bay windows and steps, erected on said lot shall not be erected nearer than 65 feet from the street line on which said residence faces, nor nearer than 45 feet from the said lines of said lot.
3. Said lot shall be used for residential purposes only, excepting home professions such as Doctor, Lawyer, Engineer, Contractor, Architect, Teacher, Artist, Realtor, Insurance Agent, or other similar professional persons, providing a service, shall be allowed. The sale of goods is permitted only when incidental to the providing of a service.
4. Signs will be permitted only at homes where a home profession exists. No sign will be larger than 16" x 24" for identification of home professions.
5. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
6. Said lot shall not be subdivided or sole or leased in parcels.
7. Said lot or any buildings at anytime situated on said lot shall not be used for business or manufacturing purposes, except as noted in Section 3.
8. No placards or advertising signs, other than as noted or relative to the sale or leasing of said lot shall be erected or maintained on said lot or in any building thereon.
9. No fences or construction of any kind, other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residents on adjoining lots.

10. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or any buildings thereon.

11. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

12. Motor homes, boat trailers or any other trailer or cars under repair or restoration shall not be parked anywhere within 125 feet from the street line of the lot.

13. No commercial kennels may be placed on the premises. Kennels for the grantee's dogs must be located to the rear of the house or outbuildings.

14. Firewood or logs may not be piled to the front of a line from the face of the principal building on said lot.

15. The developers, their heirs and assigns, shall not be bound to enforce the above covenants.

This conveyance is also subject, however, to easements to Central Maine Power Company and the Kennebec Water District as recorded in the Kennebec County Registry of Deeds in Book 566, Page 567 and Book 606, Page 137.

Being the same premises conveyed to Todd Patrick Violette and Lisa Ann Violette by Warranty Deed from Reginald E. Bizier and Dollis H. Bizier dated July 8, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3383, Page 99.

WITNESS our hands and seals this 12th day of June, 2000.

Signed, Sealed and Delivered
in the presence of:

David J. Roy

David J. Roy

Todd Patrick Violette
Todd Patrick Violette

Lisa Ann Violette
Lisa Ann Violette

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 12 2000

Then personally appeared the above named **TODD PATRICK VIOLETTE** and **LISA ANN VIOLETTE** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

David J. Roy
Notary Public
Print Name _____
My Commission Expires _____

DAVID J. ROY
Notary Public, Maine
My Commission Expires July 21, 2001

RECEIVED KENNEBEC SS.

2000 JUN 13 PM 2:15

ATTEST: *David J. Roy*
REGISTER OF DEEDS



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